

087.0

Map

0006

Block

0001.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 912,800 /

USE VALUE: 912,800 /

ASSESSED: 912,800 /

Total Card /

Total Parcel

912,800

912,800

912,800

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

56

RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CONNOR STEPHEN & MADELINE

Owner 2: TRUSTEES/CONNOR FAMILY TRUST

Owner 3:

Street 1: 56 RIDGE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: CONNOR STEPHEN & MADELINE -

Owner 2: -

Street 1: 56 RIDGE STREET

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .271 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Clapboard Exterior and 2072 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

2

Above Stree

s

Street

t

Gas:

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

11800

Sq. Ft.

Site

0

70.

0.66

12

541,798

541,800

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

Total AC/HA: 0.27089

Total SF/SM: 11800

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total:

541,798

Spl Credit

Total:

541,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprove

2023

Parcel ID

087.0-0006-0001.0

PRINT

Date

Time

12/30/21

05:01:41

LAST REV

Date

Time

04/11/19

17:36:29

danam

7106

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Legal Description

User Acct

55282

GIS Ref

GIS Ref

Insp Date

10/09/18

!7106!

PAT ACCT.

Notes

Year end

12/23/2021

Year End Roll

12/10/2020

Year End Roll

12/18/2019

Year End Roll

1/3/2019

Year End Roll

12/20/2017

Year End Roll

1/3/2017

Year End

1/4/2016

Year End Roll

12/11/2014

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

11800.000

371,000

541,800

912,800

Total Card

0.271

371,000

541,800

912,800

Total Parcel

0.271

371,000

541,800

912,800

Source: Market Adj Cost

Total Value per SQ unit /Card: 440.54

/Parcel: 440.54

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

371,000

0

11,800.

541,800

912,800

Year end

12/23/2021

2021

101

FV

359,600

0

11,800.

541,800

901,400

Year End Roll

12/10/2020

2020

101

FV

359,600

0

11,800.

541,800

901,400

901,400

Year End Roll

12/18/2019

2019

101

FV

270,500

0

11,800.

503,100

773,600

773,600

Year End Roll

1/3/2019

2018

101

FV

270,500

0

11,800.

503,100

773,600

773,600

Year End Roll

12/20/2017

2017

101

FV

270,500

0

11,800.

441,200

711,700

711,700

Year End Roll

1/3/2017

2016

101

FV

270,500

0

11,800.

402,500

673,000

673,000

Year End

1/4/2016

2015

101

FV

263,800

0

11,800.

356,000

619,800

619,800

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

CONNOR STEPHEN

52110-441

1/21/2009

Family

1

No

No

CONNOR STEPHEN

52090-194

1/15/2009

Family

1

No

No

CONNOR STEPHEN

30187-167

5/19/1999

Convenience

99

No

No

20559-585

5/1/1990

242,150

No

No

Y

BUILDING PERMITS

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

12/18/2018

1898

Re-Roof

4,980

C

7/17/2008

789

Siding

49,000

build new deck/ re

8/18/1995

489

Manual

4,000

REFRAME WALLS/SUNR

8/17/1995

483

10,000

REMODEL KITCHEN

7/10/1995

383

Manual

7,500

ROOF

ACTIVITY INFORMATION

Date

Result

By

Name

10/9/2018

TTL REFUSAL

BS

Barbara S

4/9/2009

Entry Denied

189

PATRIOT

4/3/2000

Measured

263

PATRIOT

8/1/1989

PM

Peter M

EXTERIOR INFORMATION

Type:	6	- Colonial
Sty Ht:	2A	- 2 Sty +Attic
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	2	- Clapboard
Sec Wall:		%
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	LT BLUE	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1939	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:	1		
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	1990	0.00	T	23.2	101						